



# 138 Lansdowne Crescent, Calne, SN11 9NU

GOODMAN WARREN BECK

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Price Guide £560,000

An extended and much improved four bedroom detached house ideally situated in the heart of this sought after village. The property offers spacious accommodation, is beautifully presented throughout and has a ground floor offering a delightful light and airy open plan kitchen/dining/family room which is fitted with an extensive range of units and a central island and enjoys a triple aspect and French doors to the garden. This is complimented by a large dual aspect sitting room with stone fireplace and useful utility room with cloakroom. The first floor boasts an impressive master bedroom with part vaulted ceiling creating a wonderful feeling of space with an en-suite shower room, three further double bedrooms and a well appointed family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a generous lawn garden and to the side is a double width driveway providing off road parking leading to a detached double garage. To the rear is a pleasant south facing garden with extensive paved seating area and lawn beyond.

## Situation

The sought after village of Derry Hill is situated midway between Calne and Chippenham and offers a very good primary school, popular village pub, a well stocked shop/post office, village hall and church. It is also the home of Bowood House and gardens with it's adventure playground and championship standard golf course. Chippenham and Calne offer an extensive range of amenities and senior schools. Chippenham has a mainline rail station and M4 J.17 is c.8 miles. There is a regular bus service which runs between Swindon and Chippenham with bus stops on the edge of the village.

## Accommodation Comprising:

Obscure double glazed entrance door and side panel to:

## Reception Hall

Stairs to first floor with cupboard under. Radiator. Wood laminate flooring with fitted doormat. Storage cupboard housing gas fired boiler. Dado rail. Doors to:

## Sitting Room

Double glazed window to front. Double glazed French doors to rear. Two radiators. Feature coal effect gas fire with stone surround and hearth. Coving. Wood laminate flooring.

## Kitchen/Dining/Family Room

Two double glazed windows to front. Two double glazed windows to sides. Double glazed French doors to rear. Extensive range of drawer and cupboard base units and matching wall mounted cupboards. Solid wood work surfaces with matching upstands and inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap. Central island with granite work surface incorporating a breakfast bar. Integrated dishwasher. Range cooker (available by separate negotiation) with stainless steel splashback and extractor over. Space for American style fridge freezer. Two radiators. Tiled floor with under floor heating. Spotlights to Kitchen area. Deep larder cupboard.

## Utility Room

Double glazed window to rear. Cupboard base unit. Rolled edge work surface with tiled

splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Wall mounted cupboard. Space and plumbing for washing machine. Space for tumble drier. Door to:

## Cloakroom

Radiator. Pedestal wash basin. Close coupled WC. Extractor.

## First Floor Landing

Access to roof space. Doors to:

## Master Bedroom

Part vaulted ceiling with two skylights to rear. Double glazed window to side. Radiator. Double wardrobe. Door to:

## En-Suite Shower Room

Obscure double glazed window to front. Radiator. Fully tiled corner shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Extractor.

## Bedroom Two

Double glazed window to front. Radiator. Full width built-in wardrobes. Coving.

## Bedroom Three

Double glazed window to rear. Radiator.

## Bedroom Four

Double glazed window to side. Radiator.

## Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with chrome mixer tap, separate shower over and shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Cupboard housing hot water tank and immersion heater. Tiling to principal areas.

## Outside

## Front Garden

Laid to lawn with shrubs and path to front door.

## Side Garden

Block paved driveway providing parking for two vehicles. The remainder is laid to decorative stone and lawn with mature shrubs. Gated side access to rear garden.

## Double Garage

Twin up and over doors. Door to side. Window to rear. Power and light.

## Rear Garden

Enclosed south facing rear garden. Extensive paved seating area with lawn beyond and flower and shrub borders. Outside tap.

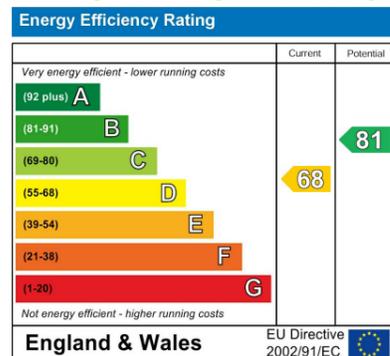
## Directions

Take the A4 from Chippenham towards Calne. After c.3 miles turn right onto the A342 towards Devizes. At the top of the hill turn left into Derry Hill then take the second left into Lansdowne Crescent (east). Follow the road past the turning for Redhill Close and the property can be found shortly after this on the left hand side.

## Agents Note

There is an improvement indicator showing against the council tax for this property.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold



FIRST FLOOR  
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 1934 sq.ft. (179.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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